HOUSING MARKET INFORMATION

# HOUSING NOW
## Gatineau[1]

CANADA MORTGAGE AND HOUSING CORPORATION

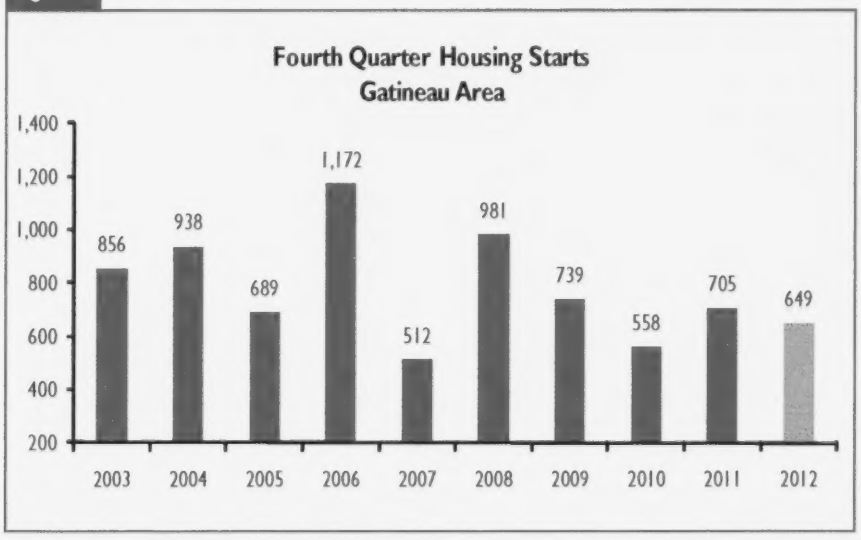
Date Released: First Quarter 2013

## Housing starts in the fourth quarter of 2012

According to the latest data released by Canada Mortgage and Housing Corporation (CMHC), residential construction in the Quebec part of the Ottawa-Gatineau census metropolitan area (CMA) decreased in the fourth quarter of 2012. In all, foundations were laid for 649 dwellings during this period, compared to 705 in the fourth quarter of 2011. The seasonally adjusted annual rate of housing starts in the fourth quarter (2,667 units) was however up from the previous quarter (2,412 units).

The decrease in housing starts posted in the fourth quarter of 2012 was mainly due to the single-detached housing segment, as construction in the multi-unit housing segment remained relatively stable.

Figure 1




Source: CMHC

[1] Quebec part of Ottawa-Gatineau CMA

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## Annual results

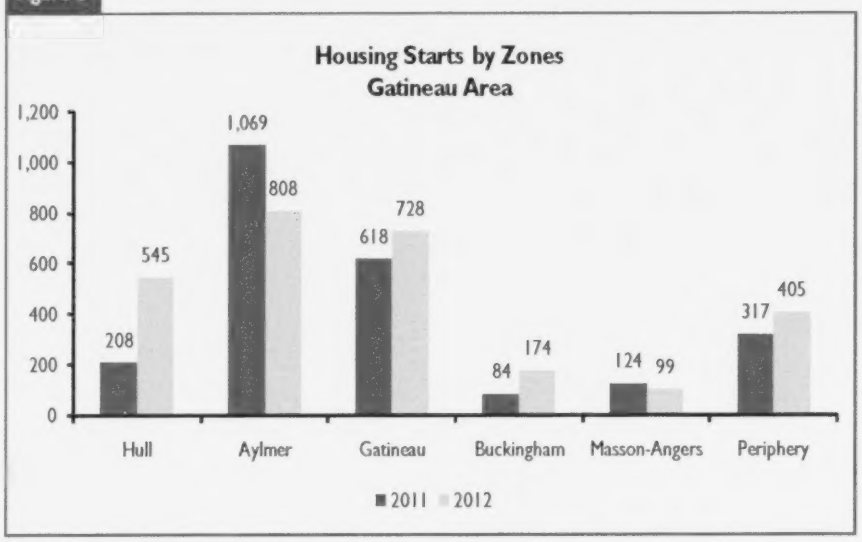
In 2012, housing starts grew by 14 per cent in the Gatineau area year over year. The rental and condominium housing segments were mainly responsible for this growth. Single-detached housing construction, for its part, continued to slow down in the Gatineau area. In fact, starts of this type only accounted for 25 per cent of the activity registered in the area in 2012, compared to over 50 per cent at the beginning of the 2000s. This product type is now mostly concentrated in the outlying area of the city of Gatineau.

By geographic sector, only Aylmer and Masson-Angers did not manage to post an increase in activity. However, Aylmer remained the sector where the most housing starts were recorded in 2012. In the Hull sector, several large rental and condominium projects were started in 2012, which explained why the level of construction more than doubled year over year. In the Gatineau sector, housing starts rose by 18 per cent in 2012. This gain benefited semi-detached and row (freehold) homes as well as condominiums and rental units. Finally, for the very first time, foundations were laid for condominiums in Buckingham in 2012, a sector that posted strong growth in housing starts.

## Resale market shows two phases in 2012

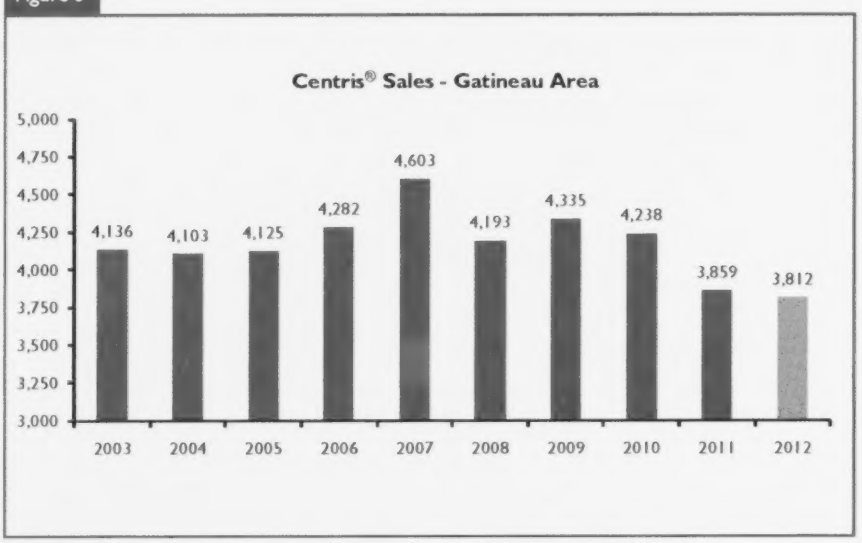
According to the latest Centris® housing statistics from the Quebec Federation of Real Estate Boards (QFREB), sales dropped by 15 per cent in the fourth quarter of 2012 to 678 units, one of the lowest levels in the past 10 years. It should be recalled that sales had posted gains in the first two quarters of 2012, followed by a decrease in the third quarter. The drop recorded in the last six months of the year was due in part to the uncertainty prevailing on the Gatineau labour market and to the changes made to the regulatory framework for the Canadian mortgage market.

Figure 2




Source: CMHC

Figure 3




Source: Centris® statistics

## Resale market in 2012

In 2012, Centris® sales decreased by 1 per cent compared to 2011 and reached a new historical low. The decline in sales of existing homes extended to all market segments, except plexes. In fact, decreases were recorded for single-family homes (-1 per cent) and condominiums (-6 per cent). Plex sales, however, increased slightly.

On the supply side, Centris® active listings continued to rise in 2012 (+18 per cent), reaching 2,268 units. Once again, increases in existing homes for sale were observed in all market segments, except plexes. Condominium listings particularly stood out in 2012, with a 45-per-cent increase over 2011.

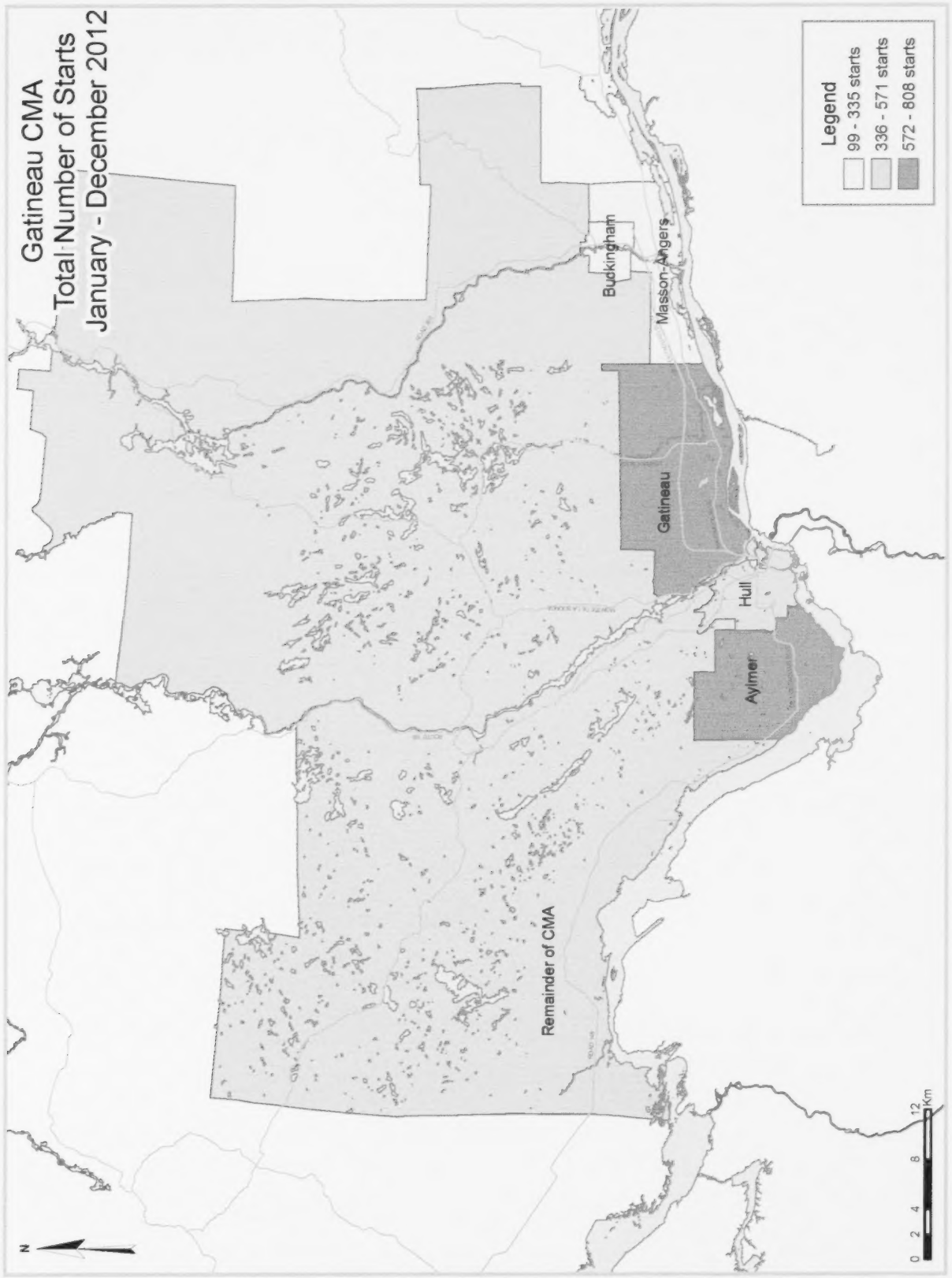
With sales at an all-time low and listings at an all-time high, the Gatineau area resale market almost became favourable to buyers in the last quarter of 2012. It is important to recall that, for the past ten years or so, the resale market in the area has always essentially been favourable to sellers, except during the recession that occurred in late 2008 and early 2009. These new market conditions will without a doubt have impacts on the market, especially on prices.

## Growth in average Centris® price moderating

For all home types combined, the average Centris® price climbed from $234,271 in 2011 to $241,287 a year later, for an increase of 3 per cent. By comparison, in previous years, when the Gatineau area resale market was favourable to sellers, the annual price increases varied between 5 per cent and 16 per cent. It should finally be mentioned that the average Centris® prices were up in all market segments in 2012.

## Employment

In 2012, some 173,000 people were employed in the Gatineau area, a stable level compared to 2011. As noted in our previous issues, this lack of growth is mainly explained by the employment situation in the public administration sector.


Gatineau CMA
Total Number of Starts
January - December 2012
Legend
99 - 335 starts
336 - 571 starts
572 - 808 starts
Buckingham
Masson-Angers
Gatineau
Hull
Aylmer
Remainder of CMA
N
0 2 4 8 12 Km

# HOUSING NOW REPORT TABLES

**Available in ALL reports:**

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| 3 | Completions by Submarket and by Dwelling Type – Current Month or Quarter |
| 3.1 | Completions by Submarket and by Dwelling Type – Year-to-Date |
| 4 | Absorbed Single-Detached Units by Price Range |
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| 6 | Economic Indicators |

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| 3.4 | Completions by Submarket and by Intended Market – Current Month or Quarter |
| 3.5 | Completions by Submarket and by Intended Market – Year-to-Date |
| 4.1 | Average Price ($) of Absorbed Single-Detached Units |

## SYMBOLS

| | |
|---|---|
| n/a | Not applicable |
| * | Totals may not add up due to co-operatives and unknown market types |
| ** | Percent change > 200% |
| - | Nil |
| -- | Amount too small to be expressed |
| SA | Monthly figures are adjusted to remove normal seasonal variation |

**Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Quebec portion)**
**Fourth Quarter 2012**

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| Q4 2012 | 143 | 86 | 62 | 0 | 31 | 152 | 0 | 175 | 649 |
| Q4 2011 | 195 | 86 | 80 | 0 | 4 | 230 | 0 | 110 | 705 |
| % Change | -26.7 | 0.0 | -22.5 | n/a | ** | -33.9 | n/a | 59.1 | -7.9 |
| Year-to-date 2012 | 688 | 462 | 271 | 0 | 31 | 586 | 4 | 717 | 2,759 |
| Year-to-date 2011 | 784 | 390 | 285 | 0 | 4 | 553 | 0 | 274 | 2,420 |
| % Change | -12.2 | 18.5 | -4.9 | n/a | ** | 6.0 | n/a | 161.7 | 14.0 |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| Q4 2012 | 221 | 84 | 103 | 0 | 31 | 372 | 4 | 363 | 1,178 |
| Q4 2011 | 213 | 112 | 147 | 0 | 4 | 284 | 0 | 102 | 992 |
| % Change | 3.8 | -25.0 | -29.9 | n/a | ** | 31.0 | n/a | ** | 18.8 |
| **COMPLETIONS** | | | | | | | | | |
| Q4 2012 | 223 | 118 | 73 | 0 | 8 | 122 | 0 | 97 | 641 |
| Q4 2011 | 247 | 68 | 57 | 0 | 0 | 123 | 0 | 85 | 580 |
| % Change | -9.7 | 73.5 | 28.1 | n/a | n/a | -0.8 | n/a | 14.1 | 10.5 |
| Year-to-date 2012 | 699 | 490 | 303 | 0 | 12 | 545 | 0 | 406 | 2,585 |
| Year-to-date 2011 | 831 | 412 | 229 | 0 | 0 | 564 | 0 | 263 | 2,402 |
| % Change | -15.9 | 18.9 | 32.3 | n/a | n/a | -3.4 | n/a | 54.4 | 7.6 |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| Q4 2012 | 66 | 124 | 66 | 0 | 3 | 199 | 0 | 133 | 591 |
| Q4 2011 | 87 | 66 | 69 | 0 | 0 | 136 | 0 | 301 | 659 |
| % Change | -24.1 | 87.9 | -4.3 | n/a | n/a | 46.3 | n/a | -55.8 | -10.3 |
| **ABSORBED** | | | | | | | | | |
| Q4 2012 | 232 | 118 | 79 | 0 | 5 | 120 | 0 | 188 | 742 |
| Q4 2011 | 224 | 95 | 60 | 0 | 0 | 114 | 0 | 69 | 597 |
| % Change | 3.6 | 24.2 | 31.7 | n/a | n/a | 5.3 | n/a | 172.5 | 24.3 |
| Year-to-date 2012 | 720 | 432 | 306 | 0 | 9 | 482 | 0 | 574 | 2,523 |
| Year-to-date 2011 | 811 | 449 | 190 | 0 | 9 | 509 | 0 | 369 | 2,384 |
| % Change | -11.2 | -3.8 | 61.1 | n/a | 0.0 | -5.3 | n/a | 55.6 | 5.8 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
## Fourth Quarter 2012

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| **City of Gatineau** | | | | | | | | | |
| Q4 2012 | 74 | 86 | 58 | 0 | 31 | 152 | 0 | 175 | 576 |
| Q4 2011 | 106 | 78 | 78 | 0 | 4 | 230 | 0 | 107 | 603 |
| **Aylmer** | | | | | | | | | |
| Q4 2012 | 43 | 18 | 38 | 0 | 28 | 92 | 0 | 13 | 232 |
| Q4 2011 | 34 | 20 | 78 | 0 | 0 | 192 | 0 | 31 | 355 |
| **Hull** | | | | | | | | | |
| Q4 2012 | 1 | 6 | 6 | 0 | 0 | 60 | 0 | 84 | 157 |
| Q4 2011 | 12 | 6 | 0 | 0 | 0 | 14 | 0 | 19 | 51 |
| **Gatineau** | | | | | | | | | |
| Q4 2012 | 21 | 36 | 14 | 0 | 3 | 0 | 0 | 74 | 148 |
| Q4 2011 | 42 | 40 | 0 | 0 | 4 | 24 | 0 | 51 | 161 |
| **Buckingham** | | | | | | | | | |
| Q4 2012 | 1 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| Q4 2011 | 8 | 2 | 0 | 0 | 0 | 0 | 0 | 6 | 16 |
| **Masson-Angers** | | | | | | | | | |
| Q4 2012 | 8 | 18 | 0 | 0 | 0 | 0 | 0 | 4 | 30 |
| Q4 2011 | 10 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| **Rest of the CMA (Quebec portion)** | | | | | | | | | |
| Q4 2012 | 69 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 73 |
| Q4 2011 | 89 | 8 | 2 | 0 | 0 | 0 | 0 | 3 | 102 |
| **Ottawa-Gatineau CMA (Quebec portion)** | | | | | | | | | |
| Q4 2012 | 143 | 86 | 62 | 0 | 31 | 152 | 0 | 175 | 649 |
| Q4 2011 | 195 | 86 | 80 | 0 | 4 | 230 | 0 | 110 | 705 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
## Fourth Quarter 2012

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| **City of Gatineau** | | | | | | | | | |
| Q4 2012 | 86 | 78 | 93 | 0 | 31 | 372 | 4 | 363 | 1,027 |
| Q4 2011 | 107 | 104 | 139 | 0 | 4 | 284 | 0 | 99 | 867 |
| **Aylmer** | | | | | | | | | |
| Q4 2012 | 51 | 34 | 57 | 0 | 28 | 110 | 4 | 19 | 303 |
| Q4 2011 | 34 | 22 | 114 | 0 | 0 | 204 | 0 | 25 | 399 |
| **Hull** | | | | | | | | | |
| Q4 2012 | 1 | 6 | 20 | 0 | 0 | 250 | 0 | 203 | 480 |
| Q4 2011 | 13 | 12 | 25 | 0 | 0 | 56 | 0 | 24 | 130 |
| **Gatineau** | | | | | | | | | |
| Q4 2012 | 25 | 24 | 16 | 0 | 3 | 6 | 0 | 74 | 148 |
| Q4 2011 | 54 | 56 | 0 | 0 | 4 | 24 | 0 | 47 | 315 |
| **Buckingham** | | | | | | | | | |
| Q4 2012 | 1 | 6 | 0 | 0 | 0 | 6 | 0 | 63 | 76 |
| Q4 2011 | 1 | 4 | 0 | 0 | 0 | 0 | 0 | 3 | 8 |
| **Masson-Angers** | | | | | | | | | |
| Q4 2012 | 8 | 8 | 0 | 0 | 0 | 0 | 0 | 4 | 20 |
| Q4 2011 | 5 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| **Rest of the CMA (Quebec portion)** | | | | | | | | | |
| Q4 2012 | 135 | 6 | 10 | 0 | 0 | 0 | 0 | 0 | 151 |
| Q4 2011 | 106 | 8 | 8 | 0 | 0 | 0 | 0 | 3 | 125 |
| **Ottawa-Gatineau CMA (Quebec portion)** | | | | | | | | | |
| Q4 2012 | 221 | 84 | 103 | 0 | 31 | 372 | 4 | 363 | 1,178 |
| Q4 2011 | 213 | 112 | 147 | 0 | 4 | 284 | 0 | 102 | 992 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
## Fourth Quarter 2012

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **COMPLETIONS** | | | | | | | | | |
| **City of Gatineau** | | | | | | | | | |
| Q4 2012 | 98 | 116 | 69 | 0 | 8 | 122 | 0 | 97 | 510 |
| Q4 2011 | 151 | 68 | 53 | 0 | 0 | 123 | 0 | 85 | 480 |
| **Aylmer** | | | | | | | | | |
| Q4 2012 | 38 | 26 | 21 | 0 | 8 | 104 | 0 | 39 | 236 |
| Q4 2011 | 59 | 20 | 44 | 0 | 0 | 78 | 0 | 9 | 210 |
| **Hull** | | | | | | | | | |
| Q4 2012 | 6 | 4 | 16 | 0 | 0 | 0 | 0 | 3 | 29 |
| Q4 2011 | 12 | 4 | 4 | 0 | 0 | 30 | 0 | 0 | 50 |
| **Gatineau** | | | | | | | | | |
| Q4 2012 | 32 | 50 | 28 | 0 | 0 | 6 | 0 | 43 | 159 |
| Q4 2011 | 46 | 34 | 5 | 0 | 0 | 15 | 0 | 30 | 130 |
| **Buckingham** | | | | | | | | | |
| Q4 2012 | 7 | 18 | 4 | 0 | 0 | 12 | 0 | 3 | 44 |
| Q4 2011 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 28 | 37 |
| **Masson-Angers** | | | | | | | | | |
| Q4 2012 | 15 | 18 | 0 | 0 | 0 | 0 | 0 | 9 | 42 |
| Q4 2011 | 25 | 10 | 0 | 0 | 0 | 0 | 0 | 18 | 53 |
| **Rest of the CMA (Quebec portion)** | | | | | | | | | |
| Q4 2012 | 125 | 2 | 4 | 0 | 0 | 0 | 0 | 0 | 131 |
| Q4 2011 | 96 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 100 |
| **Ottawa-Gatineau CMA (Quebec portion)** | | | | | | | | | |
| Q4 2012 | 223 | 118 | 73 | 0 | 8 | 122 | 0 | 97 | 641 |
| Q4 2011 | 247 | 68 | 57 | 0 | 0 | 123 | 0 | 85 | 580 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.1: Housing Activity Summary by Submarket**
**Fourth Quarter 2012**

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| **City of Gatineau** | | | | | | | | | |
| Q4 2012 | 64 | 124 | 66 | 0 | 3 | 199 | 0 | 133 | 589 |
| Q4 2011 | 84 | 66 | 69 | 0 | 0 | 136 | 0 | 301 | 656 |
| **Aylmer** | | | | | | | | | |
| Q4 2012 | 33 | 41 | 45 | 0 | 3 | 158 | 0 | 87 | 367 |
| Q4 2011 | 35 | 28 | 52 | 0 | 0 | 113 | 0 | 246 | 474 |
| **Hull** | | | | | | | | | |
| Q4 2012 | 7 | 11 | 16 | 0 | 0 | 1 | 0 | 9 | 44 |
| Q4 2011 | 12 | 3 | 10 | 0 | 0 | 19 | 0 | 0 | 44 |
| **Gatineau** | | | | | | | | | |
| Q4 2012 | 16 | 37 | 5 | 0 | 0 | 35 | 0 | 30 | 123 |
| Q4 2011 | 23 | 22 | 2 | 0 | 0 | 4 | 0 | 23 | 74 |
| **Buckingham** | | | | | | | | | |
| Q4 2012 | 2 | 22 | 0 | 0 | 0 | 5 | 0 | 0 | 29 |
| Q4 2011 | 3 | 3 | 0 | 0 | 0 | 0 | 0 | 16 | 22 |
| **Masson-Angers** | | | | | | | | | |
| Q4 2012 | 6 | 13 | 0 | 0 | 0 | 0 | 0 | 7 | 26 |
| Q4 2011 | 11 | 10 | 5 | 0 | 0 | 0 | 0 | 16 | 42 |
| **Rest of the CMA (Quebec portion)** | | | | | | | | | |
| Q4 2012 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| Q4 2011 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| **Ottawa-Gatineau CMA (Quebec portion)** | | | | | | | | | |
| Q4 2012 | 66 | 124 | 66 | 0 | 3 | 199 | 0 | 133 | 591 |
| Q4 2011 | 87 | 66 | 69 | 0 | 0 | 136 | 0 | 301 | 659 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.1: Housing Activity Summary by Submarket
## Fourth Quarter 2012

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **ABSORBED** | | | | | | | | | |
| **City of Gatineau** | | | | | | | | | |
| Q4 2012 | 102 | 116 | 75 | 0 | 5 | 120 | 0 | 188 | 606 |
| Q4 2011 | 129 | 95 | 56 | 0 | 0 | 114 | 0 | 69 | 498 |
| **Aylmer** | | | | | | | | | |
| Q4 2012 | 41 | 22 | 29 | 0 | 5 | 71 | 0 | 94 | 262 |
| Q4 2011 | 54 | 41 | 41 | 0 | 0 | 86 | 0 | 34 | 291 |
| **Hull** | | | | | | | | | |
| Q4 2012 | 10 | 4 | 6 | 0 | 0 | 8 | 0 | 10 | 38 |
| Q4 2011 | 4 | 11 | 4 | 0 | 0 | 14 | 0 | 0 | 33 |
| **Gatineau** | | | | | | | | | |
| Q4 2012 | 31 | 64 | 34 | 0 | 0 | 34 | 0 | 68 | 231 |
| Q4 2011 | 42 | 27 | 9 | 0 | 0 | 14 | 0 | 17 | 109 |
| **Buckingham** | | | | | | | | | |
| Q4 2012 | 7 | 10 | 4 | 0 | 0 | 7 | 0 | 14 | 42 |
| Q4 2011 | 10 | 2 | 0 | 0 | 0 | 0 | 0 | 16 | 28 |
| **Masson-Angers** | | | | | | | | | |
| Q4 2012 | 13 | 16 | 2 | 0 | 0 | 0 | 0 | 2 | 33 |
| Q4 2011 | 19 | 14 | 2 | 0 | 0 | 0 | 0 | 2 | 37 |
| **Rest of the CMA (Quebec portion)** | | | | | | | | | |
| Q4 2012 | 130 | 2 | 4 | 0 | 0 | 0 | 0 | 0 | 136 |
| Q4 2011 | 95 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 99 |
| **Ottawa-Gatineau CMA (Quebec portion)** | | | | | | | | | |
| Q4 2012 | 232 | 118 | 79 | 0 | 5 | 120 | 0 | 188 | 742 |
| Q4 2011 | 224 | 95 | 60 | 0 | 0 | 114 | 0 | 69 | 597 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Quebec portion) 2003 - 2012**

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| 2012 | 688 | 462 | 271 | 0 | 31 | 586 | 4 | 717 | 2,759 |
| % Change | -12.2 | 18.5 | -4.9 | n/a | ** | 6.0 | n/a | 161.7 | 14.0 |
| 2011 | 784 | 390 | 285 | 0 | 4 | 553 | 0 | 274 | 2,420 |
| % Change | -13.8 | -48.0 | 31.3 | n/a | -69.2 | 31.0 | -100.0 | -17.5 | -9.9 |
| 2010 | 910 | 750 | 217 | 0 | 13 | 422 | 7 | 332 | 2,687 |
| % Change | -13.8 | 3.0 | -12.9 | n/a | n/a | -34.1 | -79.4 | -5.7 | -13.8 |
| 2009 | 1,056 | 728 | 249 | 0 | 0 | 640 | 34 | 352 | 3,116 |
| % Change | -5.7 | 4.3 | 19.1 | n/a | -100.0 | 31.4 | 183.3 | -46.3 | -5.7 |
| 2008 | 1,120 | 698 | 209 | 0 | 45 | 487 | 12 | 656 | 3,304 |
| % Change | 8.0 | 56.5 | -24.0 | n/a | -31.8 | 54.1 | -50.0 | 9.0 | 18.5 |
| 2007 | 1,037 | 446 | 275 | 0 | 66 | 316 | 24 | 602 | 2,788 |
| % Change | -11.4 | -14.9 | 65.7 | n/a | ** | -2.5 | n/a | -16.4 | -4.9 |
| 2006 | 1,171 | 524 | 166 | 0 | 16 | 324 | 0 | 720 | 2,933 |
| % Change | -1.8 | 122.0 | ** | n/a | n/a | 9.8 | n/a | 125.7 | 38.2 |
| 2005 | 1,192 | 236 | 22 | 0 | 0 | 295 | 0 | 319 | 2,123 |
| % Change | -23.6 | -34.1 | -77.1 | n/a | -100.0 | -61.2 | n/a | -21.4 | -34.2 |
| 2004 | 1,561 | 358 | 96 | 0 | 46 | 760 | 0 | 406 | 3,227 |
| % Change | 3.6 | 13.3 | 54.8 | n/a | 91.7 | ** | -100.0 | -42.2 | 15.2 |
| 2003 | 1,507 | 316 | 62 | 0 | 24 | 185 | 4 | 703 | 2,801 |

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type**
**Fourth Quarter 2012**

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Q4 2012 | Q4 2011 | Q4 2012 | Q4 2011 | Q4 2012 | Q4 2011 | Q4 2012 | Q4 2011 | Q4 2012 | Q4 2011 | % Change |
| City of Gatineau | 74 | 106 | 86 | 78 | 73 | 80 | 343 | 339 | 576 | 603 | -4.5 |
| Aylmer | 43 | 34 | 18 | 20 | 66 | 76 | 105 | 225 | 232 | 355 | -34.6 |
| Hull | 1 | 12 | 6 | 6 | 4 | 0 | 146 | 33 | 157 | 51 | ** |
| Gatineau | 21 | 42 | 36 | 40 | 3 | 4 | 88 | 75 | 148 | 161 | -8.1 |
| Buckingham | 1 | 8 | 8 | 2 | 0 | 0 | 0 | 6 | 9 | 16 | -43.8 |
| Masson-Angers | 8 | 10 | 18 | 10 | 0 | 0 | 4 | 0 | 30 | 20 | 50.0 |
| Rest of the CMA (Quebec portion) | 69 | 89 | 0 | 8 | 0 | 0 | 4 | 5 | 73 | 102 | -28.4 |
| **Ottawa-Gatineau CMA (Quebec portion)** | 143 | 195 | 86 | 86 | 73 | 80 | 347 | 344 | 649 | 705 | -7.9 |

**Table 2.1: Starts by Submarket and by Dwelling Type**
**January - December 2012**

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | % Change |
| City of Gatineau | 315 | 492 | 454 | 380 | 186 | 269 | 1399 | 962 | 2354 | 2103 | 11.9 |
| Aylmer | 161 | 200 | 94 | 150 | 137 | 229 | 416 | 490 | 808 | 1069 | -24.4 |
| Hull | 20 | 31 | 20 | 30 | 38 | 25 | 467 | 122 | 545 | 208 | 162.0 |
| Gatineau | 79 | 182 | 230 | 124 | 11 | 13 | 408 | 299 | 728 | 618 | 17.8 |
| Buckingham | 15 | 21 | 64 | 32 | 0 | 0 | 95 | 31 | 174 | 84 | 107.1 |
| Masson-Angers | 40 | 58 | 46 | 44 | 0 | 2 | 13 | 20 | 99 | 124 | -20.2 |
| Rest of the CMA (Quebec portion) | 373 | 292 | 8 | 10 | 0 | 0 | 24 | 15 | 405 | 317 | 27.8 |
| **Ottawa-Gatineau CMA (Quebec portion)** | 688 | 784 | 462 | 390 | 186 | 269 | 1,423 | 977 | 2,759 | 2,420 | 14.0 |

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market**
**Fourth Quarter 2012**

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Q4 2012 | Q4 2011 | Q4 2012 | Q4 2011 | Q4 2012 | Q4 2011 | Q4 2012 | Q4 2011 |
| City of Gatineau | 73 | 80 | 0 | 0 | 168 | 232 | 175 | 107 |
| Aylmer | 66 | 76 | 0 | 0 | 92 | 194 | 13 | 31 |
| Hull | 4 | 0 | 0 | 0 | 62 | 14 | 84 | 19 |
| Gatineau | 3 | 4 | 0 | 0 | 14 | 24 | 74 | 51 |
| Buckingham | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| Masson-Angers | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 |
| Rest of the CMA (Quebec portion) | 0 | 0 | 0 | 0 | 4 | 2 | 0 | 3 |
| **Ottawa-Gatineau CMA (Quebec portion)** | 73 | 80 | 0 | 0 | 172 | 234 | 175 | 110 |

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**
**January - December 2012**

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 |
| City of Gatineau | 182 | 269 | 4 | 0 | 682 | 561 | 717 | 271 |
| Aylmer | 133 | 229 | 4 | 0 | 230 | 397 | 186 | 93 |
| Hull | 38 | 25 | 0 | 0 | 252 | 98 | 215 | 24 |
| Gatineau | 11 | 13 | 0 | 0 | 176 | 64 | 232 | 105 |
| Buckingham | 0 | 0 | 0 | 0 | 24 | 0 | 71 | 31 |
| Masson-Angers | 0 | 2 | 0 | 0 | 0 | 2 | 13 | 18 |
| Rest of the CMA (Quebec portion) | 0 | 0 | 0 | 0 | 24 | 12 | 0 | 3 |
| **Ottawa-Gatineau CMA (Quebec portion)** | 182 | 269 | 4 | 0 | 706 | 573 | 717 | 274 |

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market**
**Fourth Quarter 2012**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | Q4 2012 | Q4 2011 | Q4 2012 | Q4 2011 | Q4 2012 | Q4 2011 | Q4 2012 | Q4 2011 |
| City of Gatineau | 218 | 262 | 183 | 234 | 175 | 107 | 576 | 603 |
| Aylmer | 99 | 132 | 120 | 192 | 13 | 31 | 232 | 355 |
| Hull | 13 | 18 | 60 | 14 | 84 | 19 | 157 | 51 |
| Gatineau | 71 | 82 | 3 | 28 | 74 | 51 | 148 | 161 |
| Buckingham | 9 | 10 | 0 | 0 | 0 | 6 | 9 | 16 |
| Masson-Angers | 26 | 20 | 0 | 0 | 4 | 0 | 30 | 20 |
| Rest of the CMA (Quebec portion) | 73 | 99 | 0 | 0 | 0 | 3 | 73 | 102 |
| **Ottawa-Gatineau CMA (Quebec portion)** | 291 | 361 | 183 | 234 | 175 | 110 | 649 | 705 |

**Table 2.5: Starts by Submarket and by Intended Market**
**January - December 2012**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 |
| City of Gatineau | 1,016 | 1,145 | 617 | 557 | 721 | 271 | 2,354 | 2,103 |
| Aylmer | 360 | 581 | 258 | 395 | 190 | 93 | 808 | 1,069 |
| Hull | 80 | 86 | 250 | 98 | 215 | 24 | 545 | 208 |
| Gatineau | 405 | 319 | 91 | 64 | 232 | 105 | 728 | 618 |
| Buckingham | 85 | 53 | 18 | 0 | 71 | 31 | 174 | 84 |
| Masson-Angers | 86 | 106 | 0 | 0 | 13 | 18 | 99 | 124 |
| Rest of the CMA (Quebec portion) | 405 | 314 | 0 | 0 | 0 | 3 | 405 | 317 |
| **Ottawa-Gatineau CMA (Quebec portion)** | 1,421 | 1,459 | 617 | 557 | 721 | 274 | 2,759 | 2,420 |

Source: CMHC (Starts and Completions Survey)

## Table 3: Completions by Submarket and by Dwelling Type
## Fourth Quarter 2012

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Q4 2012 | Q4 2011 | Q4 2012 | Q4 2011 | Q4 2012 | Q4 2011 | Q4 2012 | Q4 2011 | Q4 2012 | Q4 2011 | % Change |
| City of Gatineau | 98 | 151 | 116 | 68 | 49 | 47 | 247 | 214 | 510 | 480 | 6.3 |
| Aylmer | 38 | 59 | 26 | 20 | 29 | 38 | 143 | 93 | 236 | 210 | 12.4 |
| Hull | 6 | 12 | 4 | 4 | 16 | 4 | 3 | 30 | 29 | 50 | -42.0 |
| Gatineau | 32 | 46 | 50 | 34 | 4 | 5 | 73 | 45 | 159 | 130 | 22.3 |
| Buckingham | 7 | 9 | 18 | 0 | 0 | 0 | 19 | 28 | 44 | 37 | 18.9 |
| Masson-Angers | 15 | 25 | 18 | 10 | 0 | 0 | 9 | 18 | 42 | 53 | -20.8 |
| Rest of the CMA (Quebec portion) | 125 | 96 | 2 | 0 | 0 | 0 | 4 | 4 | 131 | 100 | 31.0 |
| **Ottawa-Gatineau CMA (Quebec portion)** | 223 | 247 | 118 | 68 | 49 | 47 | 251 | 218 | 641 | 580 | 10.5 |

## Table 3.1: Completions by Submarket and by Dwelling Type
## January - December 2012

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | % Change |
| City of Gatineau | 336 | 507 | 480 | 406 | 215 | 205 | 1156 | 944 | 2187 | 2062 | 6.1 |
| Aylmer | 144 | 240 | 82 | 166 | 158 | 155 | 513 | 525 | 897 | 1086 | -17.4 |
| Hull | 32 | 20 | 26 | 30 | 45 | 29 | 92 | 103 | 195 | 182 | 7.1 |
| Gatineau | 108 | 160 | 262 | 132 | 12 | 13 | 513 | 193 | 895 | 498 | 79.7 |
| Buckingham | 15 | 22 | 62 | 38 | 0 | 0 | 29 | 67 | 106 | 127 | -16.5 |
| Masson-Angers | 37 | 65 | 48 | 40 | 0 | 8 | 9 | 56 | 94 | 169 | -44.4 |
| Rest of the CMA (Quebec portion) | 363 | 324 | 10 | 6 | 0 | 0 | 25 | 10 | 398 | 340 | 17.1 |
| **Ottawa-Gatineau CMA (Quebec portion)** | 699 | 831 | 490 | 412 | 215 | 205 | 1,181 | 954 | 2,585 | 2,402 | 7.6 |

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market**
**Fourth Quarter 2012**

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Q4 2012 | Q4 2011 | Q4 2012 | Q4 2011 | Q4 2012 | Q4 2011 | Q4 2012 | Q4 2011 |
| City of Gatineau | 49 | 47 | 0 | 0 | 150 | 129 | 97 | 85 |
| Aylmer | 29 | 38 | 0 | 0 | 104 | 84 | 39 | 9 |
| Hull | 16 | 4 | 0 | 0 | 0 | 30 | 3 | 0 |
| Gatineau | 4 | 5 | 0 | 0 | 30 | 15 | 43 | 30 |
| Buckingham | 0 | 0 | 0 | 0 | 16 | 0 | 3 | 28 |
| Masson-Angers | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 18 |
| Rest of the CMA (Quebec portion) | 0 | 0 | 0 | 0 | 4 | 4 | 0 | 0 |
| **Ottawa-Gatineau CMA (Quebec portion)** | 49 | 47 | 0 | 0 | 154 | 133 | 97 | 85 |

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market**
**January - December 2012**

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 |
| City of Gatineau | 215 | 205 | 0 | 0 | 623 | 578 | 403 | 263 |
| Aylmer | 158 | 155 | 0 | 0 | 363 | 419 | 150 | 39 |
| Hull | 45 | 29 | 0 | 0 | 56 | 87 | 36 | 16 |
| Gatineau | 12 | 13 | 0 | 0 | 186 | 58 | 197 | 135 |
| Buckingham | 0 | 0 | 0 | 0 | 18 | 0 | 11 | 31 |
| Masson-Angers | 0 | 8 | 0 | 0 | 0 | 14 | 9 | 42 |
| Rest of the CMA (Quebec portion) | 0 | 0 | 0 | 0 | 22 | 10 | 3 | 0 |
| **Ottawa-Gatineau CMA (Quebec portion)** | 215 | 205 | 0 | 0 | 645 | 588 | 406 | 263 |

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market**
**Fourth Quarter 2012**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | Q4 2012 | Q4 2011 | Q4 2012 | Q4 2011 | Q4 2012 | Q4 2011 | Q4 2012 | Q4 2011 |
| City of Gatineau | 283 | 272 | 130 | 123 | 97 | 85 | 510 | 480 |
| Aylmer | 85 | 123 | 112 | 78 | 39 | 9 | 236 | 210 |
| Hull | 26 | 20 | 0 | 30 | 3 | 0 | 29 | 50 |
| Gatineau | 110 | 85 | 6 | 15 | 43 | 30 | 159 | 130 |
| Buckingham | 29 | 9 | 12 | 0 | 3 | 28 | 44 | 37 |
| Masson-Angers | 33 | 35 | 0 | 0 | 9 | 18 | 42 | 53 |
| Rest of the CMA (Quebec portion) | 131 | 100 | 0 | 0 | 0 | 0 | 131 | 100 |
| **Ottawa-Gatineau CMA (Quebec portion)** | 414 | 372 | 130 | 123 | 97 | 85 | 641 | 580 |

**Table 3.5: Completions by Submarket and by Intended Market**
**January - December 2012**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 | YTD 2012 | YTD 2011 |
| City of Gatineau | 1,097 | 1,132 | 557 | 564 | 403 | 263 | 2,187 | 2,062 |
| Aylmer | 376 | 567 | 371 | 413 | 150 | 39 | 897 | 1,086 |
| Hull | 103 | 81 | 56 | 85 | 36 | 16 | 195 | 182 |
| Gatineau | 450 | 309 | 118 | 54 | 197 | 135 | 895 | 498 |
| Buckingham | 83 | 60 | 12 | 0 | 11 | 31 | 106 | 127 |
| Masson-Angers | 85 | 115 | 0 | 12 | 9 | 42 | 94 | 169 |
| Rest of the CMA (Quebec portion) | 395 | 340 | 0 | 0 | 3 | 0 | 398 | 340 |
| **Ottawa-Gatineau CMA (Quebec portion)** | 1,492 | 1,472 | 557 | 564 | 406 | 263 | 2,585 | 2,402 |

Source: CMHC (Starts and Completions Survey)

## Table 4: Absorbed Single-Detached Units by Price Range
## Fourth Quarter 2012

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | < $150,000 | | $150,000 - $174,999 | | $175,000 - $199,999 | | $200,000 - $249,999 | | $250,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **City of Gatineau** | | | | | | | | | | | | | |
| Q4 2012 | 0 | 0.0 | 1 | 1.0 | 0 | 0.0 | 5 | 5.1 | 93 | 93.9 | 99 | 400,000 | 408,919 |
| Q4 2011 | 0 | 0.0 | 0 | 0.0 | 1 | 0.9 | 15 | 13.5 | 95 | 85.6 | 111 | 346,363 | 350,905 |
| Year-to-date 2012 | 0 | 0.0 | 1 | 0.3 | 0 | 0.0 | 29 | 8.4 | 316 | 91.3 | 346 | 397,364 | 396,739 |
| Year-to-date 2011 | 0 | 0.0 | 1 | 0.2 | 12 | 2.8 | 55 | 12.6 | 367 | 84.4 | 435 | 325,000 | 337,760 |
| **Aylmer** | | | | | | | | | | | | | |
| Q4 2012 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 40 | 100.0 | 40 | 450,950 | 482,590 |
| Q4 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 4.3 | 45 | 95.7 | 47 | 383,840 | 399,243 |
| Year-to-date 2012 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 144 | 100.0 | 144 | 411,264 | 441,255 |
| Year-to-date 2011 | 0 | 0.0 | 1 | 0.5 | 0 | 0.0 | 12 | 5.6 | 202 | 94.0 | 215 | 354,766 | 371,055 |
| **Hull** | | | | | | | | | | | | | |
| Q4 2012 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 10 | 100.0 | 10 | 467,231 | 483,089 |
| Q4 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 3 | 100.0 | 3 | -- | -- |
| Year-to-date 2012 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 37 | 100.0 | 37 | 459,038 | 462,052 |
| Year-to-date 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 13 | 100.0 | 13 | 402,000 | 429,571 |
| **Gatineau** | | | | | | | | | | | | | |
| Q4 2012 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 3.4 | 28 | 96.6 | 29 | 390,000 | 383,716 |
| Q4 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 6.1 | 31 | 93.9 | 33 | 346,896 | 346,085 |
| Year-to-date 2012 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 7 | 6.5 | 100 | 93.5 | 107 | 381,626 | 389,769 |
| Year-to-date 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 15 | 11.5 | 115 | 88.5 | 130 | 317,881 | 326,461 |
| **Buckingham** | | | | | | | | | | | | | |
| Q4 2012 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 14.3 | 6 | 85.7 | 7 | -- | -- |
| Q4 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 4 | 44.4 | 5 | 55.6 | 9 | -- | -- |
| Year-to-date 2012 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 4 | 25.0 | 12 | 75.0 | 16 | 259,950 | 262,152 |
| Year-to-date 2011 | 0 | 0.0 | 0 | 0.0 | 3 | 14.3 | 7 | 33.3 | 11 | 52.4 | 21 | 250,000 | 245,793 |
| **Masson-Angers** | | | | | | | | | | | | | |
| Q4 2012 | 0 | 0.0 | 1 | 7.7 | 0 | 0.0 | 3 | 23.1 | 9 | 69.2 | 13 | 275,000 | 262,125 |
| Q4 2011 | 0 | 0.0 | 0 | 0.0 | 1 | 5.3 | 7 | 36.8 | 11 | 57.9 | 19 | 261,300 | 265,789 |
| Year-to-date 2012 | 0 | 0.0 | 1 | 2.4 | 0 | 0.0 | 18 | 42.9 | 23 | 54.8 | 42 | 259,597 | 255,600 |
| Year-to-date 2011 | 0 | 0.0 | 0 | 0.0 | 9 | 16.1 | 21 | 37.5 | 26 | 46.4 | 56 | 247,523 | 249,340 |
| **Rest of the CMA (Quebec portion)** | | | | | | | | | | | | | |
| Q4 2012 | 3 | 2.3 | 2 | 1.5 | 3 | 2.3 | 14 | 10.8 | 108 | 83.1 | 130 | 350,000 | 341,057 |
| Q4 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 5.1 | 37 | 94.9 | 39 | 360,000 | 367,857 |
| Year-to-date 2012 | 5 | 1.5 | 5 | 1.5 | 6 | 1.8 | 39 | 11.6 | 280 | 83.6 | 335 | 315,000 | 336,163 |
| Year-to-date 2011 | 1 | 0.9 | 1 | 0.9 | 1 | 0.9 | 14 | 12.8 | 92 | 84.4 | 109 | 335,000 | 382,817 |
| **Ottawa-Gatineau CMA (Quebec portion)** | | | | | | | | | | | | | |
| Q4 2012 | 3 | 1.3 | 3 | 1.3 | 3 | 1.3 | 19 | 8.3 | 201 | 87.8 | 229 | 350,000 | 370,395 |
| Q4 2011 | 0 | 0.0 | 0 | 0.0 | 1 | 0.7 | 17 | 11.3 | 132 | 88.0 | 150 | 350,000 | 355,312 |
| Year-to-date 2012 | 5 | 0.7 | 6 | 0.9 | 6 | 0.9 | 68 | 10.0 | 596 | 87.5 | 681 | 350,000 | 366,940 |
| Year-to-date 2011 | 1 | 0.2 | 2 | 0.4 | 13 | 2.4 | 69 | 12.7 | 459 | 84.4 | 544 | 325,000 | 346,788 |

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price ($) of Absorbed Single-detached Units**
**Fourth Quarter 2012**

| Submarket | Q4 2012 | Q4 2011 | % Change | YTD 2012 | YTD 2011 | % Change |
|---|---|---|---|---|---|---|
| City of Gatineau | 408,919 | 350,905 | 16.5 | 396,739 | 337,760 | 17.5 |
| Aylmer | 482,590 | 399,243 | 20.9 | 441,255 | 371,055 | 18.9 |
| Hull | 483,089 | -- | n/a | 462,052 | 429,571 | 7.6 |
| Gatineau | 383,716 | 346,085 | 10.9 | 389,769 | 326,461 | 19.4 |
| Buckingham | -- | -- | n/a | 262,152 | 245,793 | 6.7 |
| Masson-Angers | 262,125 | 265,789 | -1.4 | 255,600 | 249,340 | 2.5 |
| Rest of the CMA (Quebec portion) | 341,057 | 367,857 | -7.3 | 336,163 | 382,817 | -12.2 |
| **Ottawa-Gatineau CMA (Quebec portion)** | 370,395 | 355,312 | 4.2 | 366,940 | 346,788 | 5.8 |

Source: CMHC (Market Absorption Survey)

## Table 5: Centris® Residential Activity[1] for Gatineau

| | Number of Sales | Number of New Listings | Number of Active Listings | Average Price ($) | Active Listings to Sales Ratio[2] | Last Four Quarters[3] Average Price[2] ($) | Last Four Quarters[3] Active Listings to Sales Ratio[2] |
|---|---|---|---|---|---|---|---|
| **SINGLE FAMILY*** | | | | | | | |
| Q4 2012 | 521 | 1,051 | 1,732 | 244,571 | 10.0 | 247,209 | 7.0 |
| Q4 2011 | 617 | 1,052 | 1,475 | 238,575 | 7.2 | 240,649 | 6.0 |
| % Change | -15.6 | -0.1 | 17.5 | 2.5 | n/a | 2.7 | n/a |
| YTD 2012 | 3,014 | 5,919 | 1,767 | 247,214 | 7.0 | n/a | n/a |
| YTD 2011 | 3,042 | 5,562 | 1,527 | 240,648 | 6.0 | n/a | n/a |
| % Change | -0.9 | 6.4 | 15.7 | 2.7 | n/a | n/a | n/a |
| **CONDOMINIUMS*** | | | | | | | |
| Q4 2012 | 92 | 240 | 353 | 170,291 | 11.5 | 174,433 | 8.0 |
| Q4 2011 | 120 | 220 | 250 | 178,616 | 6.3 | 164,776 | 5.2 |
| % Change | -23.3 | 9.1 | 40.9 | -4.7 | n/a | 5.9 | n/a |
| YTD 2012 | 509 | 1,104 | 339 | 174,433 | 8.0 | n/a | n/a |
| YTD 2011 | 540 | 900 | 235 | 164,776 | 5.2 | n/a | n/a |
| % Change | -5.7 | 22.7 | 44.7 | 5.9 | n/a | n/a | n/a |
| **PLEX*** | | | | | | | |
| Q4 2012 | 62 | 99 | 153 | 293,770 | 7.4 | 284,886 | 6.6 |
| Q4 2011 | 56 | 98 | 134 | 260,854 | 7.2 | 273,320 | 7.1 |
| % Change | 10.7 | 1.0 | 13.6 | 12.6 | n/a | 4.2 | n/a |
| YTD 2012 | 283 | 517 | 157 | 284,886 | 6.6 | n/a | n/a |
| YTD 2011 | 270 | 505 | 160 | 273,320 | 7.1 | n/a | n/a |
| % Change | 4.8 | 2.4 | -2.2 | 4.2 | n/a | n/a | n/a |
| **TOTAL** | | | | | | | |
| Q4 2012 | 678 | 1,393 | 2,242 | 239,449 | 9.9 | 241,387 | 7.1 |
| Q4 2011 | 798 | 1,375 | 1,868 | 233,186 | 7.0 | 234,271 | 6.0 |
| % Change | -15.0 | 1.3 | 20.0 | 2.7 | n/a | 3.0 | n/a |
| YTD 2012 | 3,812 | 7,553 | 2,268 | 241,387 | 7.1 | n/a | n/a |
| YTD 2011 | 3,859 | 6,989 | 1,930 | 234,271 | 6.0 | n/a | n/a |
| % Change | -1.2 | 8.1 | 17.5 | 3.0 | n/a | n/a | n/a |

[1] Source: Centris® Statistics.
[2] Calculations: CMHC.
[3] Weighted average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend.
-- Data not available when there are fewer than 30 sales.
n/a Not applicable.
* Refer to Centris® for the definitions.
**** Observed change greater than 100%.

## Table 6: Economic Indicators
## Fourth Quarter 2012

| | | Interest Rates | | | NHPI, Total, Ottawa-Gatineau CMA 2007=100 | CPI, 2002 =100 (Quebec) | Ottawa-Gatineau CMA (Quebec portion) Labour Market | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | P & I Per $100,000 | Mortgage Rates (%) | | | | Employment SA (,000) | Unemployment Rate (%) SA | Participation Rate (%) SA | |
| | | | 1 Yr. Term | 5 Yr. Term | | | | | | |
| 2011 | January | 592 | 3.35 | 5.19 | 111.7 | 116.4 | 169.5 | 6.0 | 70.6 | 856 |
| | February | 607 | 3.50 | 5.44 | 111.5 | 116.7 | 170.2 | 6.4 | 71.0 | 862 |
| | March | 601 | 3.50 | 5.34 | 111.6 | 118.3 | 170.0 | 7.0 | 71.3 | 874 |
| | April | 621 | 3.70 | 5.69 | 113.1 | 118.5 | 169.7 | 7.0 | 71.0 | 880 |
| | May | 616 | 3.70 | 5.59 | 112.3 | 118.9 | 170.8 | 6.8 | 71.2 | 878 |
| | June | 604 | 3.50 | 5.39 | 112.6 | 118.2 | 172.7 | 6.6 | 71.7 | 869 |
| | July | 604 | 3.50 | 5.39 | 112.7 | 118.3 | 173.2 | 6.4 | 71.7 | 865 |
| | August | 604 | 3.50 | 5.39 | 113.3 | 118.5 | 173.1 | 6.5 | 71.6 | 864 |
| | September | 592 | 3.50 | 5.19 | 113.5 | 118.7 | 173.1 | 6.4 | 71.4 | 874 |
| | October | 598 | 3.50 | 5.29 | 113.6 | 119.0 | 172.2 | 7.0 | 71.4 | 882 |
| | November | 598 | 3.50 | 5.29 | 113.6 | 119.3 | 173.4 | 6.9 | 71.7 | 894 |
| | December | 598 | 3.50 | 5.29 | 113.7 | 118.7 | 174.3 | 6.9 | 72.0 | 896 |
| 2012 | January | 598 | 3.50 | 5.29 | 114.1 | 119.7 | 175 | 6.4 | 71.9 | 901 |
| | February | 595 | 3.20 | 5.24 | 114.4 | 120.4 | 175.2 | 5.9 | 71.4 | 908 |
| | March | 595 | 3.20 | 5.24 | 115.0 | 120.8 | 175.0 | 5.4 | 70.9 | 911 |
| | April | 607 | 3.20 | 5.44 | 115.0 | 121.3 | 174.7 | 5.6 | 70.8 | 912 |
| | May | 601 | 3.20 | 5.34 | 115.4 | 121.1 | 174.0 | 5.9 | 70.7 | 906 |
| | June | 595 | 3.20 | 5.24 | 115.9 | 120.6 | 173.8 | 6.2 | 70.8 | 914 |
| | July | 595 | 3.10 | 5.24 | 116.1 | 120.5 | 173.4 | 6.1 | 70.4 | 916 |
| | August | 595 | 3.10 | 5.24 | 116.2 | 120.9 | 172.6 | 6.0 | 69.9 | 921 |
| | September | 595 | 3.10 | 5.24 | 116.2 | 120.9 | 171.4 | 6.1 | 69.5 | 923 |
| | October | 595 | 3.10 | 5.24 | 116.4 | 121.3 | 171.4 | 6.1 | 69.4 | 926 |
| | November | 595 | 3.10 | 5.24 | 116.8 | 121.1 | 171.9 | 6.4 | 69.7 | 928 |
| | December | 595 | 3.00 | 5.24 | | 120.5 | 171.6 | 6.6 | 69.7 | 919 |

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

# METHODOLOGY

**Starts & Completions Survey Methodology**

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

**Market Absorption Survey Methodology**

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

# STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

## DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

## INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

**Freehold:** A residence where the owner owns the dwelling and lot outright.

**Condominium (including Strata-Titled):** An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

**Rental**: Dwelling constructed for rental purposes regardless of who finances the structure.

## GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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